

Recording Requested By: *Capital Title Agency Inc.*

When Recorded mail to:

I, The undersigned, hereby certify this to
be a true and correct copy.

CAPITAL TITLE AGENCY INC.

By -

Special Power of Attorney

Escrow No.: 26000269

KNOW ALL MEN BY THESE PRESENTS: That PAUL AKHBARI AND CAROLYN AKHBARI, the undersigned (jointly and severally if more than one), hereby make, constitute and appoint ROBERT P. AKHBARI, my true and lawful Attorney for me and in my name, place and stead and for my use and benefit covering real property described as follows:

Lot Two (2), ARABIAN CREST 3, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 382 of Maps, page 49.

(a) To ask, demand, sue for, recover, collect and receive each and every sum of money, debt, account, legacy, bequest, interest, dividend, annuity and demand (which now is or hereafter shall become due, owing or payable) belonging to or claimed by me, and to use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefor, together with the right and power to compromise or compound any claim or demand;

(b) To exercise any or all of the following powers as to real property, any interest therein and/or any improvements thereon: To contract for, purchase, receive and take possession thereof and of evidence of title thereto; to lease the same for any term or purpose, including leases for business, residence, and oil and/or mineral development; to sell, exchange, subdivide, grant or convey the same with or without warranty, covenant or restrictions; to mortgage, transfer in trust, or otherwise encumber the same to secure payment of a note or performance of any obligation or agreement; and to accept the conveyance thereof as a joint tenant with right of survivorship or as community property with the right of survivorship with any other person or persons, including property wherein my said Attorney is one of the joint tenants or spouses;

Initials: (Principal)

Initials: (Witness)

(c) To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, checks, choses in action and other property in possession or in action: To contract for, buy, sell, exchange, transfer, endorse and in any legal manner deal in and with the same; and to mortgage, transfer in trust, or otherwise encumber the same to secure payment of a note or performance of any obligation or agreement;

(d) To borrow money and to execute and deliver notes therefor, with or without security; and to loan money and receive notes therefor with such security as he shall deem proper;

(e) To transact business of any kind or class and as my act and deed to sign, execute, acknowledge and deliver any deed, lease, assignment of lease, covenant, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or beneficial interest under deed of trust, subdivision plat, extension or renewal of any obligation, subordination or waiver of priority, bill of lading, bill of sale, bond, note, receipt, check, evidence of debt, full or partial release of mortgage, judgment or other debt, and such



Georgia Borrower Attorney Selection Form

APPROVED CLOSING ATTORNEYS AND BORROWER'S OPTION TO SELECT THE CLOSING ATTORNEY

You have the option of choosing a closing attorney from this list.

- 1.
2.
3.
4.
5.

The list must include at least 3 Firms.

A) ___ I (we) have received the above list and select

(Print name of firm)

B) ___ I (we) have reviewed the above list and have no preferences for closing attorney and choose not to select one.

Borrower's Printed Name

Borrower's Signature

Date: _____

Co-Borrower's Printed Name

Co-Borrower's Signature

Date: _____

Loan Number: _____

Witness: Officer of Broker/Lender

Date: _____

Flagstar Bank will not purchase or Fund a Section 32, or Georgia High Cost Loan. If any loan purchased or funded by Flagstar Bank is subsequently determined to be a "high cost" loan as defined by GAFLA or Section 32 of the Truth in Lending Act, Flagstar will require the loan to be repurchased. The information contained in this form is for informational purposes only and is not intended to constitute legal advice. We strongly recommend that you contact an attorney if you have any questions regarding these laws.